



Ivy Acres Villas - Eldridge

Walking Distance to Many Neighborhood Locations

- YMCA
- Sheridan Meadows Park
- Library
- Eldridge bike trail
- Variety of local restaurants and businesses

Exterior Features

- 1350 sq. ft. two bedroom ranch
- Maintenance free vinyl siding
- Two car attached garage with keypad
- Architecturally designed exterior
- Fully sodded and landscaped yard
- Snow removal and lawn care

Comfort & Convenience Features

- 96% high efficiency furnace and 13 SEER A/C
- Whole house humidifier
- R-15 high density batt wall insulation
- R-49 blown-in attic insulation
- Drywall finished garage
- 40 gallon water heater
- Gas and electric dryer hookups
- Pre-wired for cable in living room & bedrooms
- Garbage disposal
- Zero entry option at garage

Interior Features

- 2 bedroom & 2 bath slab OR
- 2-3 bedroom & 2-3 bath foundation
- 9' ceilings
- Stainless appliances: refrigerator, range, microwave and dishwasher
- Separate laundry room off master suite with folding counter
- Private rear entry with bench and hook rail
- Full closet doors with magnetic catch latch
- Choice of quartz countertops
- Choice of luxury vinyl plank flooring
- Choice of carpet
- Choice of hardware finish and style
- Custom blinds throughout including slider
- All interior walls painted with 2 coats of eggshell paint (choice of colors)

Customizable Features

- Custom wainscoting at select locations
- Crown molding at select locations
- Upgraded appliances with additional features
- Pantry cabinet
- Slide out shelves in kitchen
- Upgraded shower door options in master bath
- Custom tiled shower in master bath
- Electric linear fireplace
- Upgraded carpet
- Wi-Fi smart thermostat

IVY ACRES

ELDRIDGE | IOWA



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